

# FOR LEASE

1607 Eastport Plaza,  
Collinsville, IL 62234

26,140 SF AVAILABLE

OFFICE/WAREHOUSE SPACE AVAILABLE

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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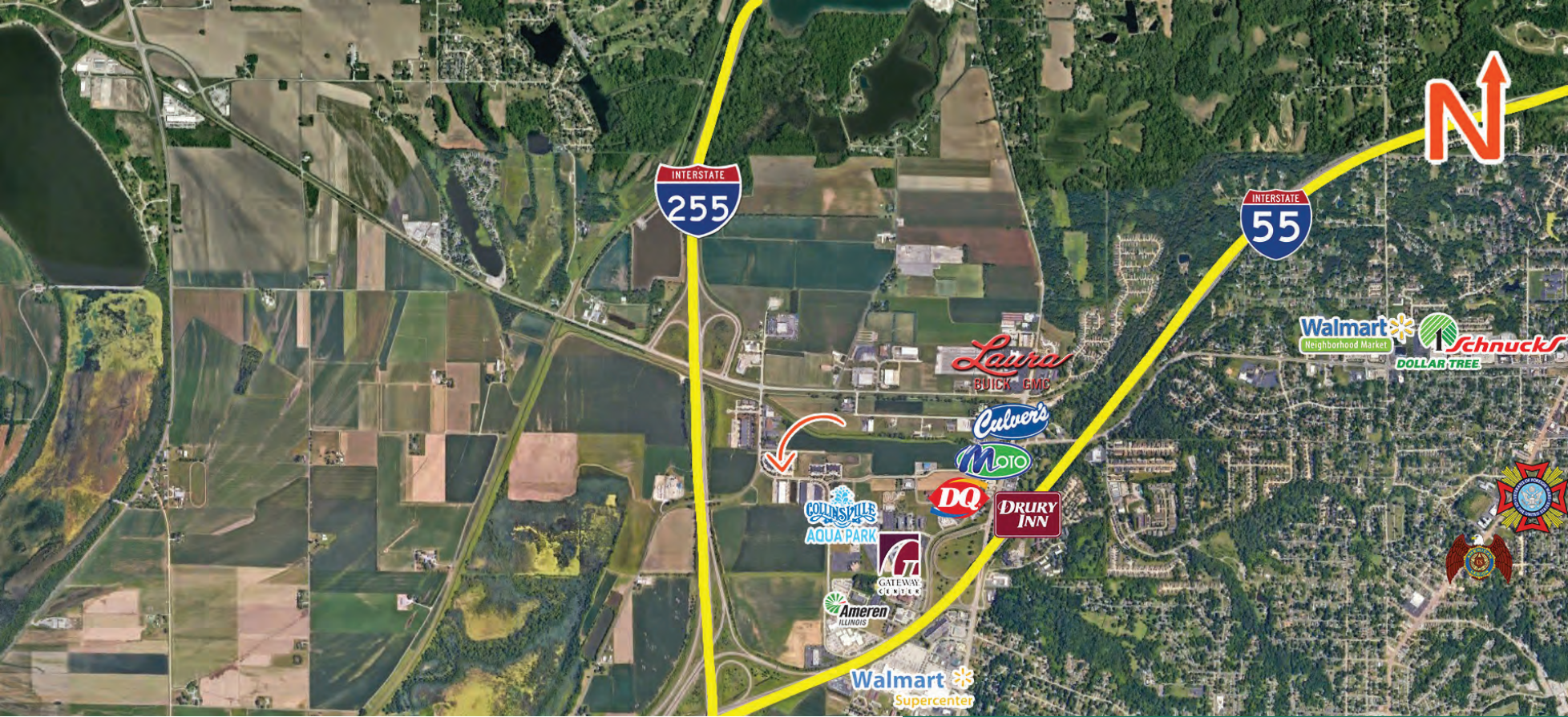


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

1607 Eastport Plaza, Collinsville, IL 62234



## LOCATION OVERVIEW

Centrally located in Collinsville's Eastport Plaza Business Park with excellent access to I-255, Exit 26 and I-55/70.



(3) 8'X10'  
DOCK DOORS



20' CLEAR  
HEIGHT



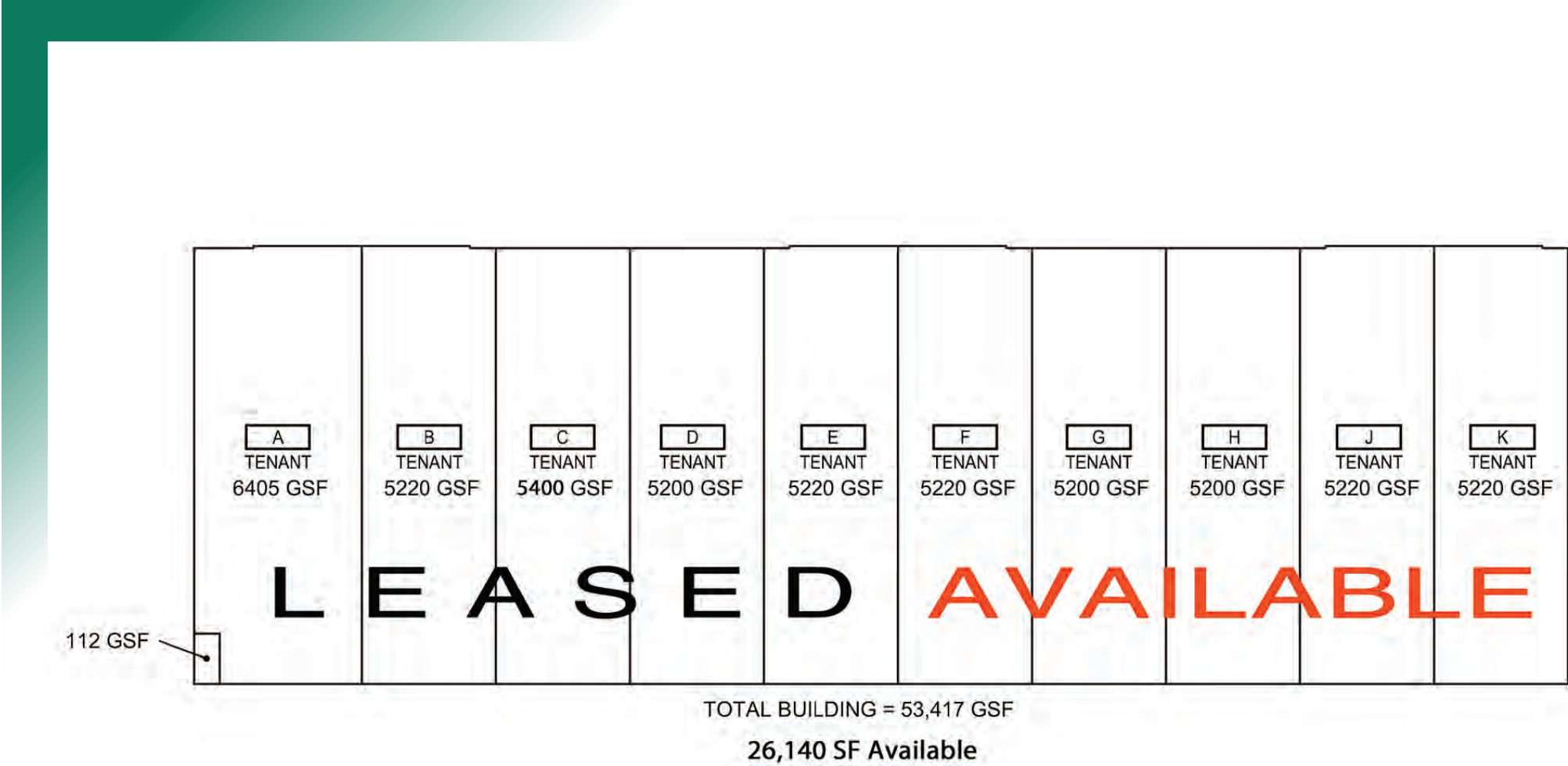
CONFERENCE  
ROOM



(1) 12'X14'  
GRADE DOOR

# FLOOR PLAN

1607 Eastport Plaza Drive, Collinsville, IL 62234



\*Not to Scale



# PROPERTY PHOTOS

1607 Eastport Plaza Drive, Collinsville, IL 62234





# PROPERTY PHOTOS

1607 Eastport Plaza Drive, Collinsville, IL 62234

OFFICE EXTERIOR PHOTO



OFFICE INTERIOR PHOTO



BREAK ROOM PHOTO



CONFERENCE ROOM PHOTO



# INDUSTRIAL PROPERTY SUMMARY

1607 EASTPORT PLAZA

**LISTING #** 3001

## LOCATION DETAILS:

Parcel #: 13-2-21-30-08-202-003  
County: IL - Madison  
Zoning: BD-3 - Collinsville  
Complex: -  
Business Park / Development: -

## PROPERTY OVERVIEW:

Building SF: 53,300  
Vacant SF: 26,140  
Usable Sqft: 26,140  
Office SF: 3,165  
Warehouse SF: 22,975  
Min Divisible SF: -  
Max Contig SF: -  
Lot Size: 4.15 Acres  
Frontage: -  
Depth: -  
Parking Spaces: 32  
Parking Surface Type: Asphalt  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 2015  
Renovated: 2019  
Clear Ht Min: 20  
Clear Ht Max: 20  
Bay Spacing: -  
Construction Type: Tilt-up Concrete, Concrete  
Roof: Membrane-Flat  
Floor Type: Reinforced Concrete

## FACILITY INFORMATION:

Heat: Throughout  
AC: Office  
Lighting: Fluorescent  
Sprinklers: Yes  
Insulated: Yes  
Ventilation: Yes  
Compressed Air: No  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: No

## LOADING & DOORS:

Dock Doors: 8' x 10'  
# of Dock Doors: 3  
Dock Levelers: Yes  
Dock Leveler Capacity: Unknown  
# Drive In Doors: 1  
Drive In Door Size: 12'x14'

## TRANSPORATION:

Interstate Access: 1 mile to I-255, 55 & 70  
Airport Access: 25 Miles to Lambert & 10 miles to St. Louis Downtown  
Rail Access: -  
Rail Line: -  
Rail Status: -



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# INDUSTRIAL PROPERTY SUMMARY PG 2

1607 EASTPORT PLAZA

## UTILITY INFO:

Water Provider:	City of Collinsville
Water Location:	On Site
Sewer Provider:	City of Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	200
Phase:	3

## TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

## FINANCIAL INFORMATION:

Taxes:	\$1.48
Tax Year:	2024



## SALE/LEASE INFORMATION:

Lease Rate:	\$10.00
Lease Type:	NNN
NNN Expenses:	\$3.16

## PROPERTY DESCRIPTION:

53,300 sf Multi-tenant tilt-up concrete office warehouse space built in 2015. 26,140 sf available for lease. Includes 3,165 sf office, (3) 8'x10' dock doors, (1) 12'x14' overhead door and 20' warehouse clear height, fully sprinkled. May divide. Office fully furnished. Some warehouse racking in place.